# RIVER PARK HILL SUBDIVSION AMENDED

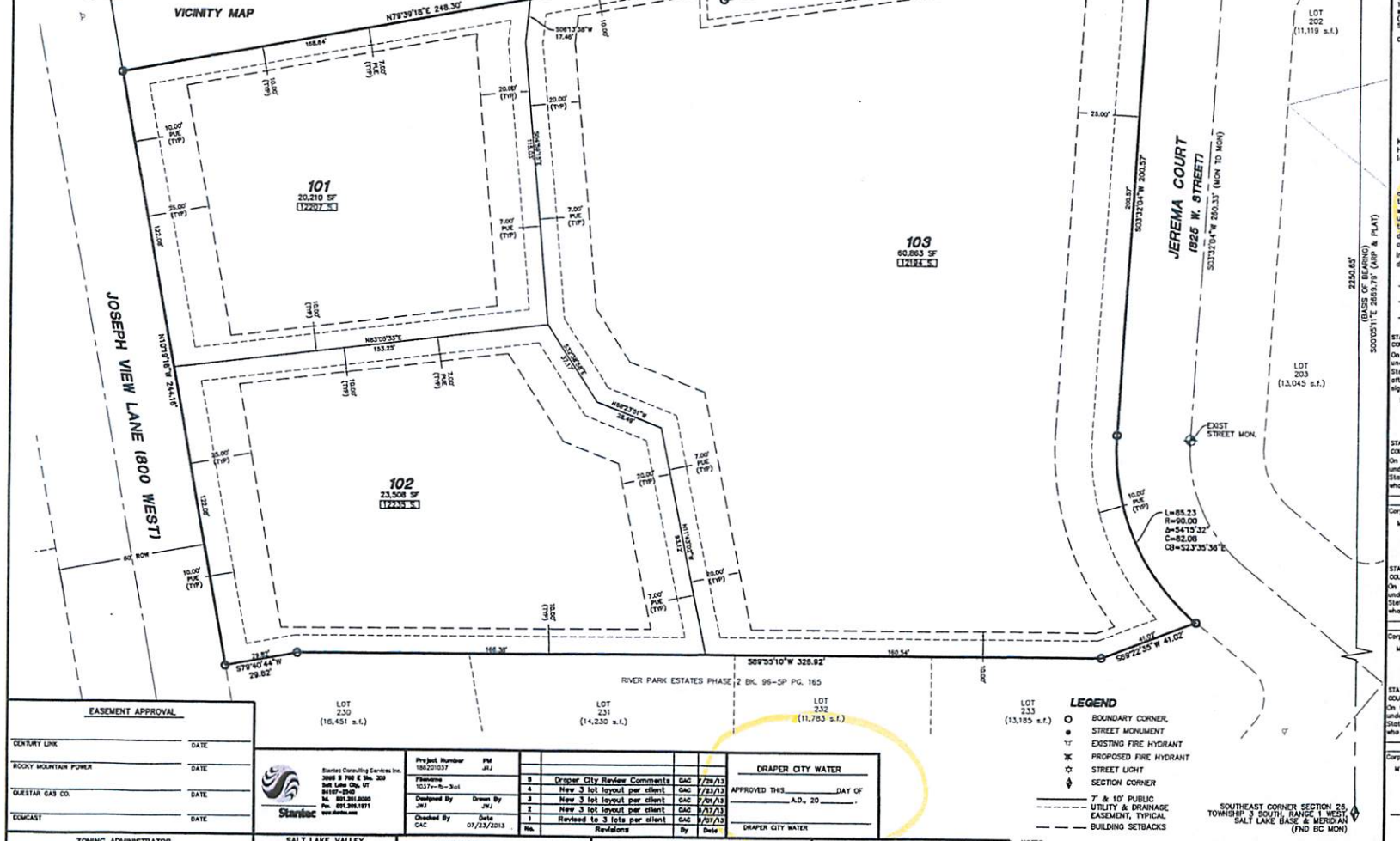
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

JULY 2013

GRAPHIC SCALE

( IN FEET )
1 inch = 20 ft.

VICINITY MAP




## LEGEND

- BOUNDARY CORNER
- STREET MONUMENT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- STREET LIGHT
- SECTION CORNER
- 7' & 10' PUBLIC UTILITY & DRAINAGE EASEMENT, TYPICAL
- BUILDING SETBACKS

NOTES:
1. FOUNDATION DRAINS ARE REQUIRED FOR PROPOSED STRUCTURES PER THE RECOMMENDATIONS FROM AGEC IN A LETTER DATED JUNE 28, 2012 TO JEFF ANDERSON AND A REPORT DATED AUGUST 29, 1995 TO EXHOFF WATSON AND PREATOR ENGINEERING.
2. THE "RIVER PARK ESTATES PHASE 2 VACATING 'SLOPE EASEMENT' & A PORTION OF LOT 229" PLAT SHALL BE RECORDED WITH SALT LAKE COUNTY PRIOR TO RECORDATION OF THIS SUBDIVISION.
3. THE PURPOSE OF THIS PLAT IS TO AMEND THE RIVER PARK HILL SUBDIVISION PLAT RECORDED IN BOOK 2013P AT PAGE 12 IN THE SALT LAKE COUNTY RECORDER'S OFFICE, FROM A 4 LOT CONFIGURATION TO A 3 LOT CONFIGURATION AS REQUESTED BY THE OWNER.

## SURVEYOR'S CERTIFICATE

I, Gregory A. Cates, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 161226 as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as

**RIVER PARK HILL SUBDIVISION AMENDED**

and that same has been surveyed and staked on the ground as shown on this plat.

**LEGAL DESCRIPTION:**

Beginning at a point on the Westerly Right-of-Way Line of Jerema Court as shown on the River Park Estates Phase 2 plat recorded in Book 96-5P at Page 165 in the Salt Lake County Recorder's Office, said point being also S00°05'11"E 419.14 feet, along the Section Line, and West 1008.84 feet from the East Quarter Corner of Section 26, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence, along said Westerly Right-of-Way Line, the following two (2) courses: (1) S03°32'04"W 200.37 feet, (2) Southeasterly 85.23 feet along the arc of a 90.00 foot radius curve to the left, chord bears S23°35'38"E 82.06 feet to the Northwesterly Corner of Lot 223 of said River Park Estates Phase 2; thence, along the Northerly Line of said Lot 233 together with the Northerly Line of Lots 232, 231, and 230, the following three (3) courses: (1) S69°22'55"W 41.02 feet, (2) S89°55'10"W 326.92 feet, (3) S79°40'44"W 29.82 feet to the Northwesterly Corner of said Lot 230, said point being also on the Easterly Right-of-Way Line of Joseph View Lane, as shown on said River Park Estates Phase 2; thence, along said Easterly Right-of-Way Line N10°19'18"W 244.15 feet to the Northerly Line of Lot 229 as created by that certain Boundary and Fence Line Agreement and Quit Claim Deed, recorded as Entry No. 10330393 in Book 9582 at Page 1002 in the Salt Lake County Recorder's Office; thence, along said Northerly and Easterly Lines of said Boundary and Fence Line Agreement, the following two (2) courses: (1) N79°39'18"E 248.30 feet to the Southwesterly Corner of said Lot 229, (2) S01°44'00"E 13.98 feet; thence N81°50'50"E 174.99 feet to the Point of Beginning.

Containing 104,581 SF or 2.40 AC.

Gregory A. Cates
P.L.S. No. 161226

LICENSED PROFESSIONAL LAND SURVEYOR No. 161226 GREGORY A. CATES STATE OF UTAH

Date

## OWNER'S DEDICATION

Know all men by these presents that I/we, the undersigned owner(s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said plat

**RIVER PARK HILL SUBDIVISION AMENDED**

and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trail or easements, or of similar designation.

In witness whereof _____ have hereunto set our hands this _____ day of _____ A.D., 20____

## ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF ) S.S.

On the _____ day of _____ A.D., 20____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of _____, the signer( ) of the above Owner's Dedication ____ in number, who after being duly sworn, acknowledged to me that _____ signed it freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC RESIDING IN _____ COUNTY

## CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF ) S.S.

On the _____ day of _____ A.D., 20____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of _____, who after being duly sworn, acknowledged to me that _____ _____ signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC RESIDING IN _____ COUNTY

## CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF ) S.S.

On the _____ day of _____ A.D., 20____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of _____, who after being duly sworn, acknowledged to me that _____ _____ signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned.

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NOTARY PUBLIC RESIDING IN _____ COUNTY

## CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF ) S.S.

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MY COMMISSION EXPIRES _____

NOTARY PUBLIC RESIDING IN _____ COUNTY

**RIVER PARK HILL SUBDIVISION AMENDED**

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

## EASEMENT APPROVAL

| | |
|---|---|
| CENTURY LINK | DATE |
| ROCKY MOUNTAIN POWER | DATE |
| QUESTAR GAS CO. | DATE |
| COMCAST | DATE |

## ZONING ADMINISTRATOR

APPROVED THIS _____ DAY OF _____ A.D., 20____ BY THE DRAPER CITY ZONING ADMINISTRATOR

ZONING ADMINISTRATOR

## SALT LAKE VALLEY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D., 20____.

DIRECTOR

## SOUTH VALLEY SEWER DISTRICT

APPROVED THIS _____ DAY OF _____ A.D., 20____ BY THE SEWER DISTRICT.

SOUTH VALLEY SEWER DISTRICT DISTRICT MANAGER

## CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

DATE — DRAPER CITY ENGINEER

## APPROVAL, AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____.

DRAPER CITY ATTORNEY

## DRAPER CITY WATER

APPROVED THIS _____ DAY OF _____ A.D., 20____.

DRAPER CITY WATER

Stantec Consulting Services Inc.
3995 S 700 E Ste. 300
Salt Lake City, UT
84107-2040
Tel. 801.261.0090
Fax. 801.265.1971
www.stantec.com

| Project Number | PM |
|---|---|
| 186201037 | JHJ |

| Filename | |
|---|---|
| 1037v-fb-3lot | |

| Designed By | Drawn By |
|---|---|
| JHJ | JHJ |

| Checked By | Date |
|---|---|
| CAC | 07/23/2013 |

| No. | Revisions | By | Date |
|---|---|---|---|
| 5 | Draper City Review Comments | GAC | 7/29/13 |
| 4 | New 3 lot layout per client | GAC | 7/23/13 |
| 3 | New 3 lot layout per client | GAC | 7/01/13 |
| 2 | New 3 lot layout per client | GAC | 6/17/13 |
| 1 | Revised to 3 lots per client | GAC | 6/07/13 |

V:\52862\active\186201037\field_data\autocad\01037v-fb-3lot.dwg Jul26,2013 - 7:58am

## RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____

FEE $ _____ DEPUTY SALT LAKE COUNTY RECORDER

PRELIMINARY

Rcvd 7-29-13